

S 825 FT OF NE1/4 OF NE1/4 EX BE
635.80 FT FOR POB, S 160 FT, W 2
E 274 FT TO POB. & EX 14.57 AC D

DARLING PETER C/DARLING MELINDA
291 SW ARBOR LN
LAKE CITY, FL 32024

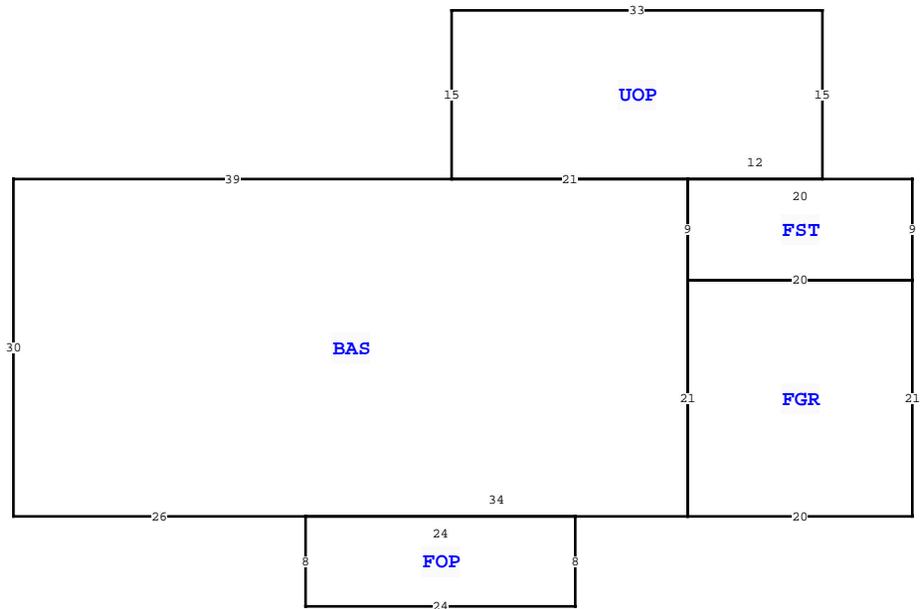
2026

31-3S-16-02413-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
FGR	420	55	
FOP	192	30	
FST	180	55	
UOP	495	20	
TOTALS	3,087		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,287	116.4000	132.70	303,485	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 1800 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	197,265			
TOTAL MARKET OB/XF VALUE	25,958			
TOTAL LAND VALUE - MARKET	75,500			
TOTAL MARKET VALUE	298,723			
SOH/AGL Deduction	72,693			
ASSESSED VALUE	226,030			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	174,619			
TOTAL JUST VALUE	298,723			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	287,709			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052048	Electrical Servic	0	01/13/2025
000042599	Storage Building	7,800	08/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1005	8/24/2020	WD Q	Q	I	01	280,000

GRANTOR: DONALD K & PHYLLIS W
GRANTEE: PETER C & MELINDA D

EXTRA FEATURES		291 SW ARBOR LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0030	BARN, MT	0 100 0 0
3	0040	BARN, POLE	0 100 40 48
4	0166	CONC, PAVMT	0 100 42 46
5	0040	BARN, POLE	0 100 24 50
6	0294	SHED WOOD/	0 100 0 0
7	0070	CARPORT UF	0 100 0 0
8	0120	CLFENCE 4	0 100 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/22/2026		MLU

TOTAL OB/XF												25,958				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0030	BARN, MT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	13,608	
3	0040	BARN, POLE	0	100	40	48	UT	0.00	0.00	100	0	0	3	100	350	
4	0166	CONC, PAVMT	0	100	42	46	UT	0.00	0.00	100	0	0	3	100	2,000	
5	0040	BARN, POLE	0	100	24	50	UT	1.00	1.00	50	2000	2000	3	50	600	
6	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0070	CARPORT UF	0	100	0	0	UT	6,800.00	6,800.00	100	2023	2022		100	6,800	
8	0120	CLFENCE 4	0	100	0	0	UT	800.00	800.00	100	2024	2023		100	800	

BUILDING NOTES											
BAS= W39 S30 E26 FOP= S8 E24N8 W24\$ E34 FGR= E20 N21 W20 S21\$ N21 FST= E20 N9 W20 S9\$ N9 UOP= E12 N15 W33 S15 E21\$ W21\$.											

LAND DESCRIPTION		TOTAL OB/XF												25,958										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	6.55	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,500							